

REPORT OF THE COMMITTEE ON ZONING AND BUILDING

December 4, 2012

The Honorable,
The Board of Commissioners of Cook County

ATTENDANCE

Present: Chairman Silvestri, Vice Chairman Murphy, Commissioners Butler, Collins, Daley, Fritchey, Gainer, Garcia, Gorman, Goslin, Reyes, Schneider, Sims, Steele and Suffredin (15)

Absent: Commissioners Beavers and Tobolski (2)

Ladies and Gentlemen:

Your Committee on Zoning and Building, having had under consideration the matter hereinafter mentioned, respectfully reports and recommends as follows:

SECTION 1

Your Committee has considered the following numbered and described applications requesting a public hearing before the Cook County Zoning Board of Appeals on a request for a Special Use on certain properties described therein:

318986 Docket #8834 - WING S. LEON, Owner, 2407 East Oakton Street, Arlington Heights, Illinois, Application (No. SU-12-10; Z12050). Submitted by Leon Management, Inc. Seeking a SPECIAL USE, UNIQUE USE in the I-1 Restricted Industrial District to operate doctors, physician, dentist offices and clinics in Section 26 of Elk Grove Township. Property consists of 0.5 of an acre ~~in Lot 1 in Higgins Industrial Park Unit 2 subdivision of part of the Northwest 1/4 of the Northeast 1/4 of Section 26, Township 41 North, Range 11, East of Third Principal Meridian, in Cook County, Illinois, Elk Grove Township, located on the Southeast corner of Oakton Street and Diane East in Elk Grove Township, commonly known as 2407 East Oakton Street, Arlington Heights, Illinois, County Board District #17.~~ Intended use: To use as doctors, physicians, dentist offices and clinics.

Recommendation: That the application be granted.

Conditions: None

Objectors: None

***Referred to the Zoning Board of Appeals on 07/10/12.**

Vice Chairman Murphy, seconded by Commissioner Gorman, moved the Approval of Communication No. 318986. The motion carried.

318988 Docket #8837 - FOREST PRESERVE DISTRICT OF COOK COUNTY, Owner, ~~536 North Harlem Avenue, River Forest, Illinois 60305~~ Ned Brown Preserve, Application (No. SU-12-11; Z12053). Submitted by Christine Slattery. Seeking a SPECIAL USE PERMIT in the P-1 Public Land District to allow for the construction of a permanent boat house that includes boat rental facility with snack concession in Section 20 of Elk Grove Township. Property consists of ~~121 acres at 3000 Busse Woods in Arlington Heights,~~ 3,700 acres preserve, located on the East side of Bisner Road and South of Higgins Road in Elk Grove Township, County Board District #15. Intended use: Permanent boat house for boat rental and snack concession.

Recommendation: That the application be granted.

Conditions: None

Objectors: None

***Referred to the Zoning Board of Appeals on 07/10/12.**

Vice Chairman Murphy, seconded by Commissioner Schneider, moved the Approval of Communication No. 318988. The motion carried.

SECTION II

Your Committee has considered the following items and upon the adoption of this report the recommendations are as follows:

321050 DOCKET #8860 - LJUBODRAG MILOVANOVIC, Owner/Applicant, Application (No. V-12-61; Z12076): Variation to reduce the left interior yard setback from the minimum required 15 feet to 5.5 feet for an accessory shed in the R-3 Single Family Residence District. The Subject Property consists of approximately 0.86 of an acre located on the South side of Archer Avenue approximately 500 feet West of Bell Road in Section 23 of Lemont Township, County Board District #17.

Recommendation: That the application be amended to grant a shed based on the 2007 Plat of Survey 10 square feet by 12 square feet in size and 1 1/2 feet from the lot line, at the location where the previous shed was located.

Conditions: None

Objectors: One (1) objector present at the hearing.

Vice Chairman Murphy, seconded by Commissioner Gorman, moved the Approval of Communication No. 321050. The motion carried.

321051 DOCKET #8861 - FE RAMOS, Owner/Efraiw Ramos, Applicant, Application (No. V-12-62; Z12077): Variation to reduce the front yard setback from the minimum required 26.8 feet (@20% of 134 feet of lot depth) to 16 feet for existing deck; reduce left interior side yard setback from the minimum required 10 feet to 4.6 feet (existing); increase floor to area ratio from the minimum allowed 0.40 to 0.44 (existing); reduce distance between principal and accessory structure from 10 feet to 4.8 feet (existing); and reduce right side yard setback from the minimum required 10 feet to 4.7 feet to replace the existing garage in the R-5 Single Family Residence District. The Subject Property consists of approximately 0.15 of an acre located on the South side of 72nd Place, approximately 52 feet West of Sayer Avenue in Section 30 of Stickney Township, County Board District #11.

Recommendation: That the application be granted.

Conditions: None

Objectors: None

Commissioner Daley, seconded by Vice Chairman Murphy, moved the Approval of Communication No. 321051. The motion carried.

321052 DOCKET #8862 - ELIZABETH CALHOUN, Owner/Applicant, Application (No. V-12-63; Z12078): Variation to increase the height of fence from the maximum allowed 6 feet, on the side and rear to 10 feet for a privacy cedar fence in the R-4 Single Family Residence District. The Subject Property consists of approximately 1.1 acres located on the North side of 62nd Street, approximately 510 feet West of Brainard Avenue in Section 17 of Lyons Township, County Board District #16.

Recommendation: That the application be granted.

Conditions: None

Objectors: None

Commissioner Daley, seconded by Vice Chairman Murphy, moved the Approval of Communication No. 321052. The motion carried.

321053 DOCKET #8863 - BRENNAN M. KENNEALLY, Owner/Applicant, Application (No. V-12-0064; Z12079): Variation to reduce the lot area from the minimum required 40,000 square feet to 20,000 square feet (existing); and reduce lot width from the minimum required 150 feet to 100 feet (existing) to build an attached garage on property that is on a well and septic in the R-4 Single Family Residence District. The Subject Property consists of approximately 0.45 of an acre located on the West side of Springsouth Avenue, approximately 128.5 feet North of Crest Avenue in Section 32 of Schaumburg Township, County Board District #15.

Recommendation: That the application be granted.

Conditions: None

Objectors: None

Commissioner Daley, seconded by Vice Chairman Murphy, moved the approval of Communication No. 321053. The motion carried.

SECTION 3

Your Committee has considered the following items and upon the adoption of this report the recommendations are as follows:

321047 TIM & CINDY TOOLEY, Owners, 4924 South Lotus Avenue, Chicago, Illinois 60638-1720, Application (SU-12-0015). Submitted by Bradley K. Sullivan. Seeking a SPECIAL USE in the R-5 Single Family Residence District to continue to use the property as a two-unit residence in Section 09 of Stickney Township. Property consists of 50 feet x 125 feet located at 4924 South Lotus Avenue in Section 09 of Stickney Township, County Board District #11. Intended use: Continue use as a two-unit residence.

Commissioner Daley, seconded by Vice Chairman Murphy, referred the following New Application (Communication No. 321047) to the Zoning Board of Appeals. The motion carried.

321048 STEFAN SZLEMBARSKI, Owner, 430 Quail Ridge Drive, Westmont, Illinois 60559, Application (SU-12-0017). Submitted by Invest Pro, LLC. Seeking a Special Use in the R-5 Single Family Residence District to use the property as a two-unit residence (if granted with a companion V-12-0069) in Section 09 of Stickney Township. Property consists of 0.0868 of an acre located at 5023 South Lorel Avenue in Section 09 of Stickney Township, County Board District #11. Intended use: Continue use as a two-unit residence.

Commissioner Daley, seconded by Vice Chairman Murphy, referred the following New Application (Communication No. 321048) to the Zoning Board of Appeals. The motion carried.

Vice Chairman Murphy, seconded by Commissioner Steele, moved to Adjourn. The motion carried and the meeting was adjourned.

Respectfully submitted,
Committee on Zoning and Building

A handwritten signature in black ink, reading "Peter N. Silvestri".

Peter N. Silvestri, Chairman

Attest:

A handwritten signature in blue ink, reading "Matthew B. DeLeon".

Matthew B. DeLeon, Secretary